

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 9, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairman
Steven Evans, Vice-Chairman
Byron Goynes
Richard Truesdell
Leo Davenport
David W. Steinman
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **January 26 and February 9, 2006** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-11311 - TENTATIVE MAP - NORTH BUFFALO BUSINESS CENTRE - APPLICANT: LOCHSA ENGINEERING - OWNER: NORTH BUFFALO BUSINESS CENTRE LLC - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).
2. TMP-11400 - TENTATIVE MAP - CITIBANK TENTATIVE MAP - APPLICANT: CIVILWORKS, INC - OWNER: CITIBANK NEVADA NATIONAL ASSOCIATION - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 11.38 acres at the northwest corner of Lake North Drive and Lake Sahara Drive (APN 163-08-501-004), C-1 (Limited Commercial), Ward 2 (Wolfson).
3. TMP-11447 - TENTATIVE MAP - EMERSON - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A 220 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.9 acres adjacent to the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

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4. **VAC-11418 - VACATION - PUBLIC HEARING - APPLICANT: LOCHSA ENGINEERING - OWNER: COUNTY OF CLARK** - Petition to Vacate a Public Right of Way generally located west of the intersection of Martin Luther King Boulevard and Carey Avenue, Ward 5 (Weekly).
5. **MSP-11131 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: RAPID CASH/SPEEDY, INC. - OWNER: PRINCIPAL INVESTMENTS, LLC.** - Request for a Master Sign Plan FOR AN EXISTING COMMERCIAL DEVELOPMENT on 0.47 acres located at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
6. **VAR-11363 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAMPART PHD, LLC** - Request for a Variance TO ALLOW TWO PROPOSED MONUMENT SIGNS WITH A ZERO FOOT SETBACK FROM THE PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 2.44 acres at 2100 North Rampart Boulevard (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 4 (Brown).
7. **VAR-11387 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PN II INC.** - Request for a Variance TO ALLOW ZERO FEET OF OPEN SPACE WHERE 55,364 SQUARE FEET IS REQUIRED on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and North Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
8. **VAC-11388 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PN II INC.** - Petition to Vacate public rights of way and drainage easements generally located west of the intersection of North Jones Boulevard and Iron Mountain Road and east of the intersection of Maggie Avenue and Maverick Street, Ward 6 (Ross).
9. **SUP-11293 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: CITY OF LAS VEGAS** - Request for a Special Use Permit FOR AN EXISTING 84-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, STEALTH DESIGN at 2801 West Oakey Boulevard (APN 162-05-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian).

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10. **SUP-11425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CABANA FOOD MARKET - OWNER: OWENS STAR LLC** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 3965 East Owens Avenue, Suite 110 (APN 140-30-102-006), N-S (Neighborhood Services) under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

11. **RQR-11336 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTERSHIP** - Required Two-Year Review of an approved Special Use Permit (SUP-3061) FOR A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

12. **SNC-11345 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON** - Request for a Street Name Change FROM: LOVERS KNOT COURT TO: ALPINE VALLEY COURT; FROM: HANKY PANKY STREET TO: HEAVENLY RIDGE STREET; FROM: WILD THING COURT TO: SIERRA TAHOE COURT; FROM: KISSES AVENUE TO: DONNER HILLS AVENUE; FROM: ALMOST HEAVEN STREET TO: TAHOE SKIES STREET; FROM: ERICAS EDEN STREET TO: KIRKWOOD CLIFFS STREET; FROM: SHADY LADY COURT TO: ROYAL GORGE COURT; FROM: CHRISTINAS COVE AVENUE TO: TELLURIDE TERRACE; FROM: MOOSES COURT TO: WARNER CANYON COURT; FROM: SOUTHERN COMFORT AVENUE TO: ANTHONY LAKES AVENUE; FROM: SWEET DREAMS COURT TO: STEVENS PASS COURT; FROM: TURBYS TREEHOUSE PLACE TO: DAVIS LAKE PLACE; FROM: SQUIRELLS NEST STREET TO: BLUEWOOD TERRACE; FROM: APPLES EYE STREET TO: BACHELOR POINTE STREET; FROM: HOLLOW STREET TO: WHITE PASS STREET; FROM: ALL SEASONS STREET TO: SNOW SUMMIT STREET; FROM: ALMAMEDA AVENUE TO: ALAMEDA AVENUE; FROM: CHESTNUT SWEET STREET TO: POWDER MOUNTAIN STREET; FROM: CANITO STREET TO: BIG SKY RIDGE STREET, between Moccasin Road, Durango Road, Log Cabin Way and Buffalo Drive, Ward 6 (Ross).

13. **SDR-11423 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST AUTO WORLD, LTD., LLC** - Request for a Site Development Plan Review FOR A PROPOSED 8,053 SQUARE FOOT ADDITION [INCLUDING AN AUTO REPAIR GARAGE (MINOR) AND SERVICE BAYS] TO AN EXISTING AUTOMOBILE DEALERSHIP on 11.50 acres at 5850 Centennial Center Boulevard (APN 125-27-301-007), T-C (Town Center) Zone, Ward 6 (Ross).

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14. **ROC-11341 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: BECKER & SONS** - Request for a Review of Condition Numbers 4, 6 and 7 of an approved Plot Plan Review [Z-0042-84(4)] TO ELIMINATE THE REQUIREMENT TO PROVIDE LANDSCAPE PLANTERS ALONG BOTH STREET FRONTAGES AND WITHIN THE INTERIOR OF THE PARKING AREA; AND TO THE MODIFY THE CONDITION RELATED TO DRIVEWAY WIDTHS OF AN EXISTING COMMERCIAL CENTER at 1960-1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

PUBLIC HEARING ITEMS:

15. **ZON-11498 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PALISADES 6300 W. LAKE MEAD, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 13.65 acres at 6300 West Lake Mead Boulevard (APN 138-23-601-002), Ward 6 (Ross).
16. **SDR-11502 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11498 - PUBLIC HEARING - APPLICANT/OWNER: PALISADES 6300 W. LAKE MEAD, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 280 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 13.65 acres at 6300 West Lake Mead Boulevard (APN 138-23-601-002), C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 6 (Ross).
17. **VAR-11416 - VARIANCE - PUBLIC HEARING - APPLICANT: IGNACIO GONZALES - OWNER: ASIF JAH** - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED RETAIL USE at 1340 East Sahara (APN 162-02-410-096), N-S (Neighborhood Services) Zone, Ward 3 (Reese).
18. **VAR-11494 - VARIANCE RELATED TO VAR-11416 - PUBLIC HEARING - APPLICANT: IGNACIO GONZALES - OWNER: ASIF JAH** - Request for a Variance TO ALLOW A TRASH ENCLOSURE ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at 1340 East Sahara Avenue (APN 162-02-410-096), N-S (Neighborhood Services) Zone, Ward 3 (Reese).

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19. **VAR-11408 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.17 acres at 8148-8208 Turbys Treehouse Place (APNs 125-04-112-080 through 083), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

20. **SUP-11407 - SPECIAL USE PERMIT RELATED TO VAR-11408 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE AND A WAIVER OF THE REQUIRED PAVED PARKING on 1.17 acres at 8148-8208 Turbys Treehouse Place (APNs 125-04-112-080 through 083), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

21. **ROC-11009 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: SEAN S. FAYEGHI - OWNER: BEHFA, LLC**
- Request for a Review of Condition Number 3 of an approved Site Development Plan Review [Z-0054-84(2)] TO REMOVE THE CONDITION THAT THE TRASH ENCLOSURE BE LOCATED AWAY FROM THE RESIDENTIAL AREA on 2.00 acres at 2902-2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

22. **VAR-11008 - VARIANCE RELATED TO ROC-11009 - PUBLIC HEARING - APPLICANT/OWNER: BEHFA, LLC**
- Request for a Variance TO ALLOW A TRASH ENCLOSURE ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at 2902-2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

23. **VAR-11412 - VARIANCE - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC.**
- Request for a Variance TO ALLOW A 12 FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.1 acres at 8941 Briar Bay Drive (APN 125-10-115-057), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).

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24. **VAR-11417 - VARIANCE - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC.** - Request for a Variance TO ALLOW A FOUR FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.12 acres at 8949 Briar Bay Drive (APN 125-10-115-055), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).
25. **VAR-11456 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRADLEY G. TUBIN -** Request for a Variance TO ALLOW A PROPOSED SEVEN FOOT TALL FENCE IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.7 acres at 6437 El Campo Grande Avenue (APN 125-26-403-007), R-E (Residence Estates) Zone, Ward 6 (Ross).
26. **SUP-11419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PRINCESS MASSAGE - OWNER: CHETAK DEVELOPMENT** - Request for a Special Use Permit FOR THE PROPOSED 1,200 SQUARE FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS AND A WAIVER TO ALLOW THE BUSINESS TO BE OPEN 24 HOURS A DAY at 2212 and 2214 Paradise Road (APN 162-03-411-010 and 011), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
27. **SUP-11434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEWI SUDJANA - OWNER: FONG & ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN A PROPOSED RESTAURANT AND A WAIVER OF THE 400 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A CHILD CARE FACILITY at 8540 West Lake Mead Boulevard (APN 138-20-521-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
28. **ROR-11344 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: SENSATION SPAS OF NEVADA - OWNER: DAVID MADDOX** - Required One Year Review of an approved Special Use Permit (U-0052-02) WHICH ALLOWED AN OPEN AIR VENDING/TRANSIENT SALES LOT at 3320 North Rancho Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Ross).

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29. **SDR-11390 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MCDONALDS CORPORATION - OWNER: FRANCHISE REALTY INTERSTATE** - Request for a Site Development Plan Review FOR A PROPOSED 5,258 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH on 1.15 acres adjacent to the southeast corner of Eastern Avenue and Owens Avenue (APNS 139-25-101-002, 003, 004, and 020), C-2 (General Commercial) Zone, Ward 5 (Weekly).
30. **SDR-11443 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC, LLC** - Request for a Site Development Plan Review FOR AN EXISTING 285 SPACE PARKING LOT AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENT on 14.1 acres at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial), Ward 6 (Ross).
31. **SDR-11497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DONIA FAMILY L.P.** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 228 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 9.13 acres located at 5400 West Cheyenne Avenue (APN 138-12-401-002), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).
32. **ABEYANCE - SDR-10863 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRIOPOLY, LLC - OWNER: GEORGE A. CROMER TRUST** - Request for a Site Development Plan Review FOR A 1,080 SQUARE FOOT COMMERCIAL PARKING STRUCTURE AND A PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD TO LINE, STREETScape AND ALLEYWAY TREATMENT REQUIRMENTS on 0.32 acres at 625 thru 631 South First Street; and 101 thru 119 Garces Avenue (APN 139-34-311-039), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
33. **ABEYANCE - SDR-10497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 29,800 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 3.02 acres on Owens Avenue, approximately 300 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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34. ABEYANCE - SUP-10815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
35. ABEYANCE - SDR-10071 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10815 - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Site Development Plan Review FOR A PROPOSED 13,722 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, AND WAIVERS OF BUILDING PLACEMENT, PERIMETER, AND FOUNDATION LANDSCAPING STANDARDS on 2.18 acres at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.